

**MINUTES OF MEETING
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony West Community Development District held Public Hearings and a Regular Meeting on August 14, 2025 at 2:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Shelley Kaercher	Chair
Kolton Benson	Assistant Secretary
Roger Van Auker	Assistant Secretary
Kathleen Myers (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Ashley Ligas (via telephone)	District Counsel
Tanya Wright-Nelson	Resident
Francis P. Nelson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:54 p.m.

Supervisors Kaercher, Van Auker and Benson were present. Supervisor Myers attended via telephone. Supervisor Tyree was absent.

SECOND ORDER OF BUSINESS

Public Comments

Resident Francis Nelson asked who or how it is determined that a development needs to have a CDD. She asked if homeowners have any input, especially since they are financially responsible for the CDD.

Ms. Myers joined the meeting via telephone at 2:56 p.m.

Mr. Nelson stated that, as a homeowner, he has a vested interest in Harmony West. He would like his questions answered to better understand how the CDD works. He wants to be

informed about the benefits homeowners receive from having a CDD. He discussed his contract, imposed assessments/fees/taxes, and the Tax Collector. He stated that he is willing to defer hearing the answers to his questions to after the meeting so as not to disrupt the flow of the meeting.

Mr. Rom stated that Mr. Nelson’s questions are not uncommon, he will be happy to address each question, at length, after the meeting.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-12 and stated this version of the proposed Fiscal Year 2026 budget is slightly different from the one that was approved at the last meeting. At that meeting, the Board set a ceiling for the assessments but still needs to determine the cost of the Field Operations (Field Ops) portion of the budget pertaining to Phases 2G and 2H, which are the new phases coming on. He stated the assessment ceiling was set at \$100,000 out of a blanket \$400,000, which could reallocate into the existing Field Ops line items, which would pertain to Phases 2G and 2H.

Mr. Rom reviewed the Field Ops portion of the budget; the adjustments made to offset the full \$100,000 total Field Ops budgetary impact; the Debt Service Fund budgets Series 2018, 2023 and 2025 and their respective Amortization Schedules; and the Assessment Comparison tables.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Public Hearing was opened.

Mr. Nelson stated he is struggling to accept the assessment increase simply because it is related to undeveloped land and, in his opinion, that phase has been completed so any costs

associated with undeveloped land should be passed on to individuals that are under contract or will be under contract in the future.

Mr. Rom stated the amount pertaining specifically to Phases 2G and 2H, that \$100,000, if it was the entire fiscal year that it would be online, that number would be much higher so it is prorated based upon when the field operations would come online. Secondly, based on the way the CDD is structured and the openness of the CDD, everyone receives the same type of benefit throughout the broader community itself. That is how the development was established.

Resident Tanya Nelson stated she and Mr. Nelson feel like they were misled during the purchase process and believe it was not clarified that Harmony West is in a CDD. Mr. Rom stated the CDD does not have any involvement in the purchase transaction; any disclosures would have been between the builder and private owners.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest

Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-13. He stated assessments are increasing as per the budget that was just approved and units are coming on roll for the first time.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Van Auker and seconded by Mr. Benson, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Lake Pros, LLC Fifth Amendment to Agreement for Aquatic Services

Mr. Rom presented the Lake Pros, LLC Fifth Amendment to Agreement for Aquatic Services. This is an amendment to include Ponds 18 through 21.

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Lake Pros, LLC Fifth Amendment to Agreement for Aquatic Services, in the additional amount of \$460 per month, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Rom presented the following:

- A. Bio-Tech Consulting Inc. Agreement for Environmental Maintenance Services [Phase 1 – Mitigation Area]**
- B. Fountain Design Group Inc. First Amendment to Fountain Maintenance Services Agreement**
- C. Letter to South Florida Water Management District Regarding The Villages at Harmony Phase 2E and 2F Operating Entity Responsibilities**
- D. United Land Services Contract No. – 169164 [May 2025 MI Repairs Phase 2C & 2D]**
- E. United Land Services Fourth Amendment to Landscape & Irrigation Services Agreement**

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Bio-Tech Consulting Inc. Agreement for Environmental Maintenance Services [Phase 1 – Mitigation Area], Fountain Design Group Inc. First Amendment to Fountain Maintenance Services Agreement, Letter to South Florida Water Management District Regarding The Villages at Harmony Phase 2E and 2F Operating Entity Responsibilities, United Land Services Contract No. – 169164 [May 2025 MI Repairs Phase 2C & 2D], and United Land Services Fourth Amendment to Landscape & Irrigation Services Agreement, were ratified.

Discussion ensued regarding which entity is responsible for a dead tree and the parallel irrigation.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 17, 2025 Regular Meeting Minutes

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the April 17, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Paulos & Bennett, LLC**
- C. Field Operations Manager: Association Solutions of Central Florida, Inc.**

There were no District Counsel, District Engineer or Field Operations reports.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **1,123 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 18, 2025 at 10:30 AM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comment

Mr. Nelson asked for an explanation of the 1,123 registered voters in the District as of April 15, 2025. Mr. Rom stated that the number reflects residents who are U.S. citizens, who are

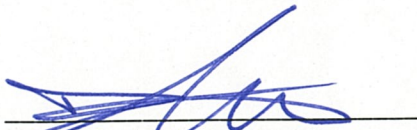
Florida residents living within the boundaries of the Harmony West CDD and who are registered to vote in Osceola County.

THIRTEENTH ORDER OF BUSINESS

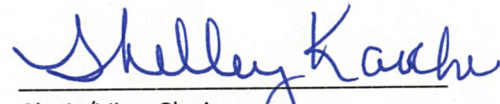
Adjournment

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, the meeting adjourned at 3:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair